

**Statement of Justification
Category 23 Special Exception
Floodplain Uses**

Owner/Applicant:
Vint Hill Economic Development Authority, 7915-86-1930
Fauquier County Board of Supervisors, 7915-88-0998

Cedar Run Magisterial District
Fauquier County, Virginia

Introduction:

The owners/applicants, Vint Hill Economic Development Authority (VHEDA) and the Fauquier County Board of Supervisors, are seeking a Category 23 Special Exception to allow for grading in the floodplain of South Run, pursuant to Section 3-323 of the Fauquier County Zoning Ordinance. The grading in the floodplain is essential for two regional stormwater management ponds, which are located adjacent to and partially within the floodplain as currently mapped by FEMA. The area of Special Exception traverses two pieces of property. Parcel number 7915-86-1930 is zoned PCID – Planned Commercial Industrial Development District and is approximately 244.168 acres +/- and Parcel number 7915-88-0998 is zoned RA - Rural Agriculture and is approximately 10.4816 acres +/- for a total of 254.65 acres +/- . The area subject to the Special Exception is approximately 12.03 acres +/- and is located at the intersection of existing Route 652 Kennedy Road and existing Route 215 Vint Hill Road.

The approval of this Special Exception will assist the VHEDA, , a body corporate and politic, created pursuant to a 1996 proclamation by the Governor of the Commonwealth in recognition of: (a) the need to promote job creation and investment at the Vint Hill site for the betterment of Fauquier County and (b) the Vint Hill facility as an integral part of the area's economy in fulfilling its state legislated mandate to develop Vint Hill. Fauquier County is the ultimate "beneficiary" of VHEDA's efforts, and the Board of Supervisors hereby joins in as applicant to facilitate and support the expedient and efficient redevelopment of Vint Hill.

Type of Operation:

This request for a Category 23 Special Exception is to allow grading in the floodplain. These two regional stormwater management ponds provide for the continued redevelopment of Vint Hill. The two ponds will provide detention and best management practices for current and planned development for a large northern portion of the Vint Hill property. The County has long supported and encouraged the implementation of regional ponds at Vint Hill as part of its overall development. The proposed locations of

the two ponds have been placed in low topographic areas of the Vint Hill development which will allow for the natural flow of runoff to these ponds. A portion of the embankments for the two ponds lies within the FEMA mapped floodplain for South Run

as reflected on the Flood Insurance Rate Map (FIRM) for unincorporated areas of Fauquier County on Community Panel # 5100550220A. The location of these ponds has been coordinated with the US Army Corps of Engineers and the Virginia Department of Environmental Quality. All of the proposed grading for each of these ponds is located completely within the Vint Hill property. We anticipate a floodplain study (currently underway) will show minimal to no impact on the 100 year flood elevation due to the backwater created by the box culverts under Vint Hill Road. The ponds have been located so as to minimize the impact to future development in Vint Hill as well as maximize the area able to be treated and developed. The ponds will be owned and maintained by the Vint Hill Economic Development Authority.

Hours of Operation:

The hours of operation are not applicable to this Special Exception application.

Estimated Number of Patrons:

The number of patrons is not applicable to this Special Exception application.

Proposed Number of Employees:

The number of employees is not applicable to this Special Exception application.

Qualifications of Applicant and Operators:

The types of qualifications of applicants and Operators are not applicable to this Special Exception application.

Estimate of Traffic Impact of Proposed Use:

There will be no traffic impact associated with this Special Exception application.

Vicinity or General Area to be Served:

The grading in the floodplain, which is the subject of this Special Exception, is necessary for the development of two stormwater management ponds that are required for the continued redevelopment of Vint Hill. The two ponds will be a source for current and planned adequate storage of water runoff for a large northern portion of the Vint Hill development.

Building Façade and Architecture:

The Category 23 Special Exception request does not include any architectural building(s).

Conformation:

To the best of our knowledge, the proposed use conforms to the provisions of all applicable conditions and standards of the Fauquier County Zoning Ordinance and other regulations.

Conclusion:

In summary, this proposal for a Special Exception, Category 23: Floodplain Uses has been provided and completely justified. Therefore, the owner respectfully requests your approval. Please contact us if you have any questions or require any additional information regarding this request for this Special Exception.

Sincerely,
PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation

A handwritten signature in black ink, appearing to read "Mark W. Thomas", with a stylized flourish at the end.

Mark W. Thomas, CLA
Director of Planning and Landscape Architecture

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